



Issued: 8/29/25

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 3, 2025
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

AGENDA

[Legal Notice](#)

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MINUTES:

- 1) Approval of Minutes:
 - a) [Minutes](#) of the Regular TPZ Meeting, Monday, August 4, 2025

COMMUNICATIONS:

- 2) None

NEW BUSINESS:

- 3) **25 Kane Street** – Application (IWW #1241) of Bureau Veritas, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposes to modify the existing parking area on the east side of the property to accommodate the installation of electric vehicle charging stations and associated equipment. Work is proposed within the 150 ft. upland review area and with no direct wetland impacts proposed. (Submitted for IWWA receipt on September 3, 2025 and a determination of significance.)

[25 Kane Street Application](#)

This link provides access to the following application materials:

- Application Form
- Plan Set
- Project Narrative

- 4) **16 Ridgebrook Drive** – Application (IWW #1242) of M. & J. Lawler, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposes to construct a +/- 200 square foot addition at the rear of the home in the area of an existing patio, which is being removed as part of this project. Work is proposed within the 150 ft. upland review area and with no direct wetland impacts proposed based on an on-site wetland soils evaluation by a Registered Soil Scientist. (Submitted for IWWA receipt on September 3, 2025 and a determination of significance.)

[16 Ridgebrook Drive Application](#)

This link provides access to the following application materials:

- | | |
|--------------------|---------------------|
| ▪ Application Form | ▪ Project Narrative |
| ▪ Plan Set | ▪ Wetland Report |
| | ▪ Site Photos |

OLD BUSINESS:

- 5) **76 Sheep Hill Drive** – Application (IWW #1237) of the Town of West Hartford requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposes to replace an existing 12” reinforced concrete storm drainage pipe and outlet within Hall High Brook, in addition to stream bank erosion restoration and reinforcement with gabions. Work is proposed within the 150 ft. upland review area and directly adjacent to and within the watercourse (This item was opened and immediately continued on July 7, 2025 to the September 3, 2025 regular meeting of the TPZ/IWWA).

[76 Sheep Hill Drive Application](#)

This link provides access to the following application materials:

Updated Plans and Responses to Comments – July 20, 2025

- | | |
|-------------------------|-----------------------------|
| ▪ Responses to Comments | ▪ Updated Project Narrative |
| ▪ Updated Plan Set | |

Original Application Materials and Staff Comments

- | | |
|--------------------|---------------------|
| ▪ Application Form | ▪ Wetland Report |
| ▪ Plan Set | ▪ Project Narrative |

- 6) **1700 Asylum Avenue** – Application (IWW #1240) of the Town of West Hartford requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposes to replace an existing bridge over St. Joseph Brook at the Miracle League field and parking complex. The work is proposed within the 150 ft. upland review area and

directly within the watercourse. (Received and determined potentially significant by the IWWA on August 4, 2025 and set for public hearing on September 3, 2025).

[1700 Asylum Avenue](#)

This link provides access to the following application materials:

Updated Plans and Responses to Comments – August 28, 2025

- | | |
|-------------------------|-----------------------------|
| ▪ Responses to Comments | ▪ Updated Project Narrative |
| ▪ Updated Plans | ▪ Final Staff Comments |

Original Application Materials and Staff Comments

- | | |
|-------------------------|---------------------|
| ▪ Application Form | ▪ Project Narrative |
| ▪ Civil Plans | ▪ Staff Comments |
| ▪ Soil Scientist Report | |

- 7) **134 Norwood Road** – Application (SUP #1480) of the Hartford Golf Club, requesting approval of a Special Use Permit to install lighting on three (3) of the nine (9) tennis courts located within the Hartford Golf Club facility (Submitted for TPZ receipt on August 4, 2025. Required public hearing scheduled for September 3, 2025.)

[134 Norwood Road Application](#)

This link provides access to the following application materials:

Updated Plans and Responses to Comments – August 26, 2025

- | | |
|-----------------------------------|----------------------------|
| ▪ Responses to Comments | ▪ Updated Photometric Plan |
| ▪ Survey Showing Courts to be Lit | ▪ Staff Report |

Original Application Materials and Staff Comments

- | | |
|-----------------------------|------------------------------------|
| ▪ Application Form | ▪ Lighting Product Details |
| ▪ Survey of Court Locations | ▪ Aerial Image of Project Location |
| ▪ Photometric Plan | ▪ Staff Comments |
| ▪ Project Narrative | |

TOWN COUNCIL REFERRAL:

- 8) None

TOWN PLANNER'S REPORT:

- 9) Land Use Commissioner Training Opportunity - [2025 Land Use Academy Basic Training for New Land Use Commissioners](#): 10/2, 10/9, 10/16/, 10/23.

INFORMATION ITEMS:

- 10) None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, September 3, 2025 @ 7:00 PM (*Wednesday*)
- TPZ Regular Meeting, October 6, 2025 @ 7:00 PM
- TPZ Regular Meeting, November 3, 2025 @ 7:00 PM

Anyone requiring auxiliary aid or service for effective communication or modification of policies or procedures to participate in a meeting, service, program or activity of the Town of West Hartford, should contact Suzanne Oslander, ADA Coordinator, at suzanneo@westhartfordct.gov or (860) 561-7580, as soon as possible, preferably seven days beforehand.